

123.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

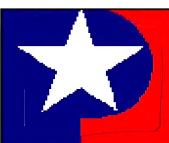
989,800 / 989,800

USE VALUE:

989,800 / 989,800

ASSESSED:

989,800 / 989,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DIAMOND IRENE A ETAL/ TRUSTEES	
Owner 2: HANLEY-DIAMOND REALTY TRUST	
Owner 3:	

Street 1: 36 DEVEREAUX ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DIAMOND IRENE A -

Owner 2: HANLEY HUGH J -

Street 1: 36 DEVEREAUX ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 1963 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6656	Sq. Ft.	Site			0	90.	0.93	10									557,712						557,700	

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
101	6656.000	429,500	2,600	557,700	989,800						79578	
Total Card	0.153	429,500	2,600	557,700	989,800		Entered Lot Size				GIS Ref	
Total Parcel	0.153	429,500	2,600	557,700	989,800		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	504.23	/Parcel:	504.23	Land Unit Type:				Insp Date	

PREVIOUS ASSESSMENT							Parcel ID		123.0-0002-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	429,500	2600	6,656.	557,700	989,800		Year end	12/23/2021
2021	101	FV	416,300	2600	6,656.	557,700	976,600		Year End Roll	12/10/2020
2020	101	FV	416,300	2600	6,656.	557,700	976,600		976,600 Year End Roll	12/18/2019
2019	101	FV	316,800	2600	6,656.	588,700	908,100		908,100 Year End Roll	1/3/2019
2018	101	FV	316,800	2600	6,656.	433,800	753,200		753,200 Year End Roll	12/20/2017
2017	101	FV	316,800	2600	6,656.	415,200	734,600		734,600 Year End Roll	1/3/2017
2016	101	FV	316,800	2600	5,660.	365,700	685,100		685,100 Year End	1/4/2016
2015	101	FV	309,000	2600	5,660.	306,700	618,300		618,300 Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIAMOND IRENE A	70380-25		12/14/2017	Convenience	99	No	No		Deed is for 996 sqft of the parcel
THOMAS IRENE D,	70380-21		12/14/2017	Convenience	99	No	No		
THOMAS IRENE D	28995-383		8/21/1998	Family	1	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/30/2012	296	Porch	41,000	C				enclose existing f	7/3/2013	Measured	JBS	JOHN S					
5/12/2000	359	Wood Dec	16,400	C				NEW VESTIBULE 9X4	11/17/2008	Meas/Inspect	163	PATRIOT					
7/19/1999	443	Redo Bat	5,000					REMODEL BATH	4/17/2000	Inspected	276	PATRIOT					
7/17/1992	314		16,000					DEMO SUNRM/ADD 19X	11/17/1999	Mailer Sent							
									10/27/1999	Measured	264	PATRIOT					
									3/3/1993		PM	Peter M					

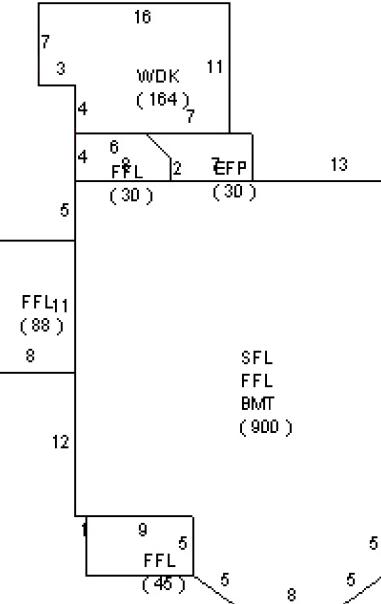
 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickOrStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

ATH FEATURES	
1 Bath	Rating: Good
Bath:	Rating:
Bath: 1	Rating: Good
3QBth	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 1	Rating: Average

COMMENTS
see plan #883 of 2012 and deed 67792:542. 996
sqft added to lot from 123-2-8C.

SKETCH



Sum Area By Label :
FFL = 1063
EFP = 30
WDK = 164
SFL = 900
BMT = 900

GENERAL INFORMATION

Grade: B- - Good (-)
Year Blt: 1919 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: G14 Fact: .
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

DEPRECIATION		18.6	%
Physical Condition:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

ALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.18489552
Const Adj.:	1.00989902
Adj \$ / SQ:	155.561
Other Features:	84500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527646
Depreciation:	98142
ppreciated Total:	429504

MOBILE HOME

SPEC FEATURES/YARD ITEMS **PARCEL ID** 123.0-0002-0012.0

Code	Description	A	Y/S	Qty
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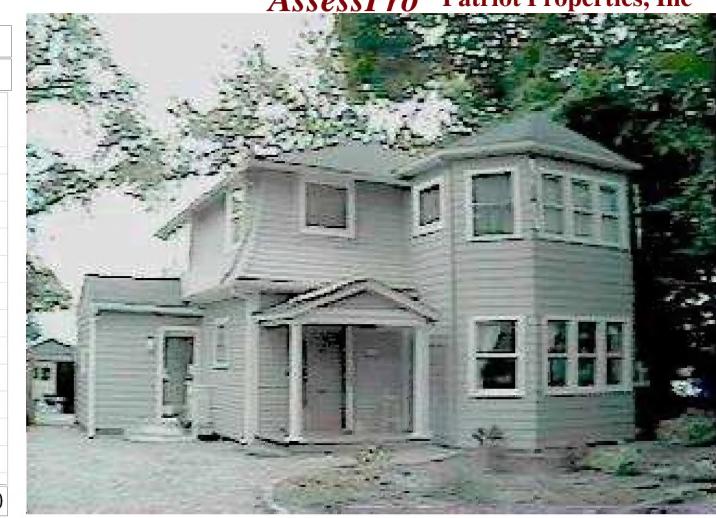
3 Garage D Y 1 12X18 F FR 1920 23.92 T 50 101 2,600 2,600

PARCEL ID 123.0-0002-0012

SUB ARFA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,063	155.560	165,362						
BMT	Basement	900	46.670	42,002						
SFL	Second Floor	900	155.560	140,005						
WDK	Deck	164	12.220	2,004						
EFP	Enclos Porch	30	73.320	2,200						
Net Sketched Area:		3,057	Total:		351,573					
Size Ad	1963	Gross Area	3057	FinArea	1963					

SUB-ÁREA DETALHADA



AssessPro Patriot Properties, Inc